

**FOR LEASE**  
CONTRACTOR BAYS



# 25 AERO PARK DR

PLYMOUTH, MA 02360

**DAVE ELLIS, SIOR**

781.919.0800 X701  
dave@ellisrealtyadvisors.com

**KERRICK PIERCE**

781.919.0800 X710  
kperce@ellisrealtyadvisors.com

*For More Information*



# 25 AERO PARK DR



## PROPERTY DESCRIPTION

NEW CONSTRUCTION Contractor bays clear span space with 22' stud height. Space is available for lease in 1,875 square foot bays each with bathroom and overhead door. Loading and vehicle parking available. Close proximity to Route 44, 58 and 495.

## PROPERTY HIGHLIGHTS

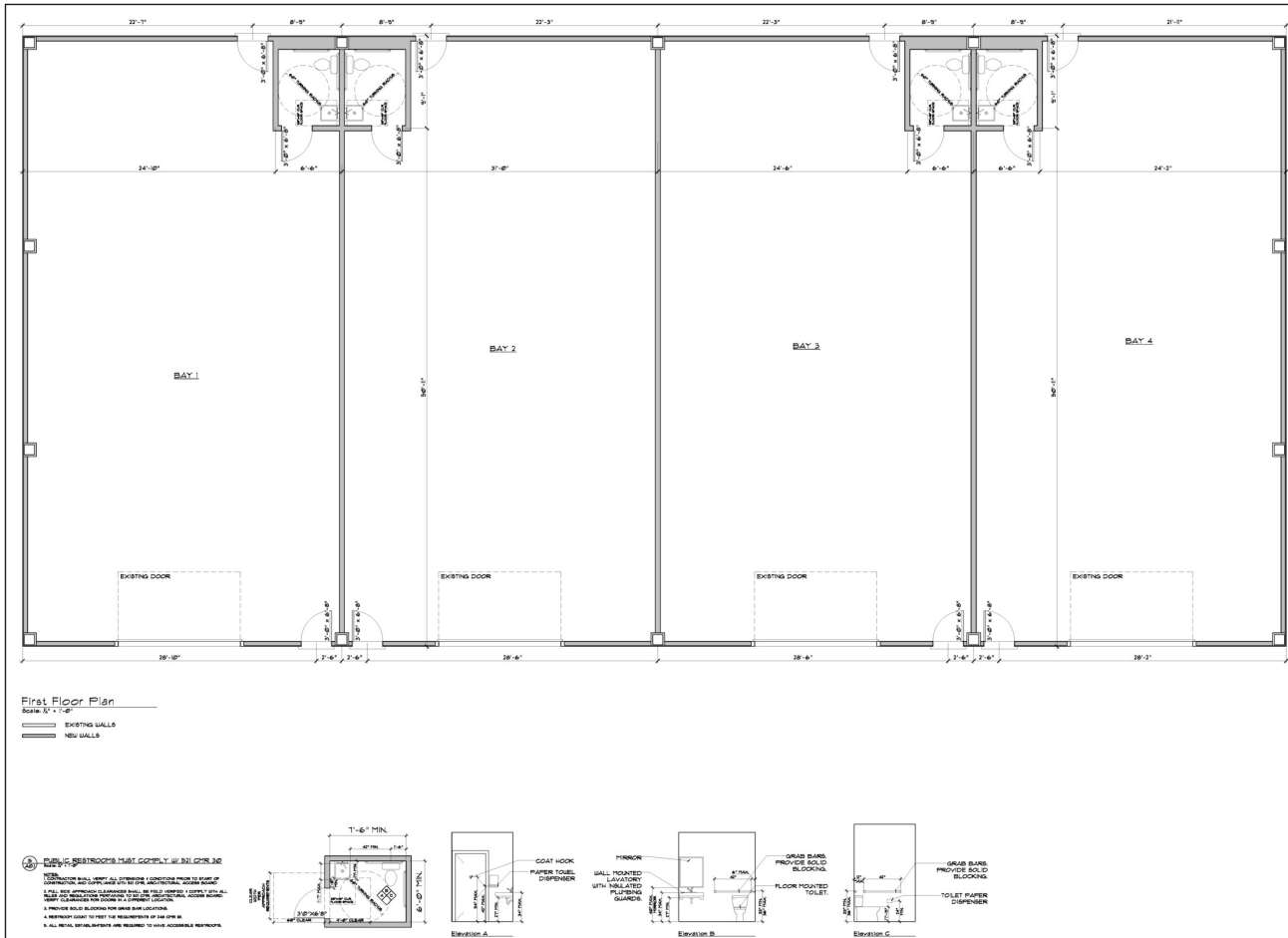
- 5 Building Phase Development
- Clearspan
- 14'X12' Overhead Doors
- Contractor and Warehouse Use
- AP Zoning Allows for Many Uses

## OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Number of Units per building:	Up to 4
Available SF:	1,875 - 7,500 SF
Lot Size:	45,372 SF
Building Size (Includes Future Phases):	37,500 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	92	295	1,254
Total Population	239	780	3,275
Average HH Income	\$135,358	\$136,093	\$134,079

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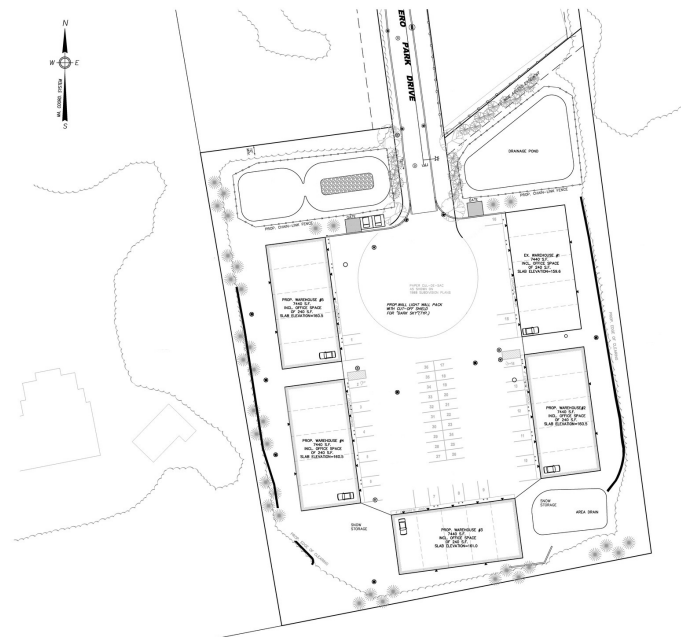
**bf architects**  
 34 Main Street  
 Suite 203  
 Plymouth, Ma 02560  
 phone: 508.746.2096  
 fax: 508.746.3377

Project Title:  
 25 Aero Park  
 Plymouth, MA

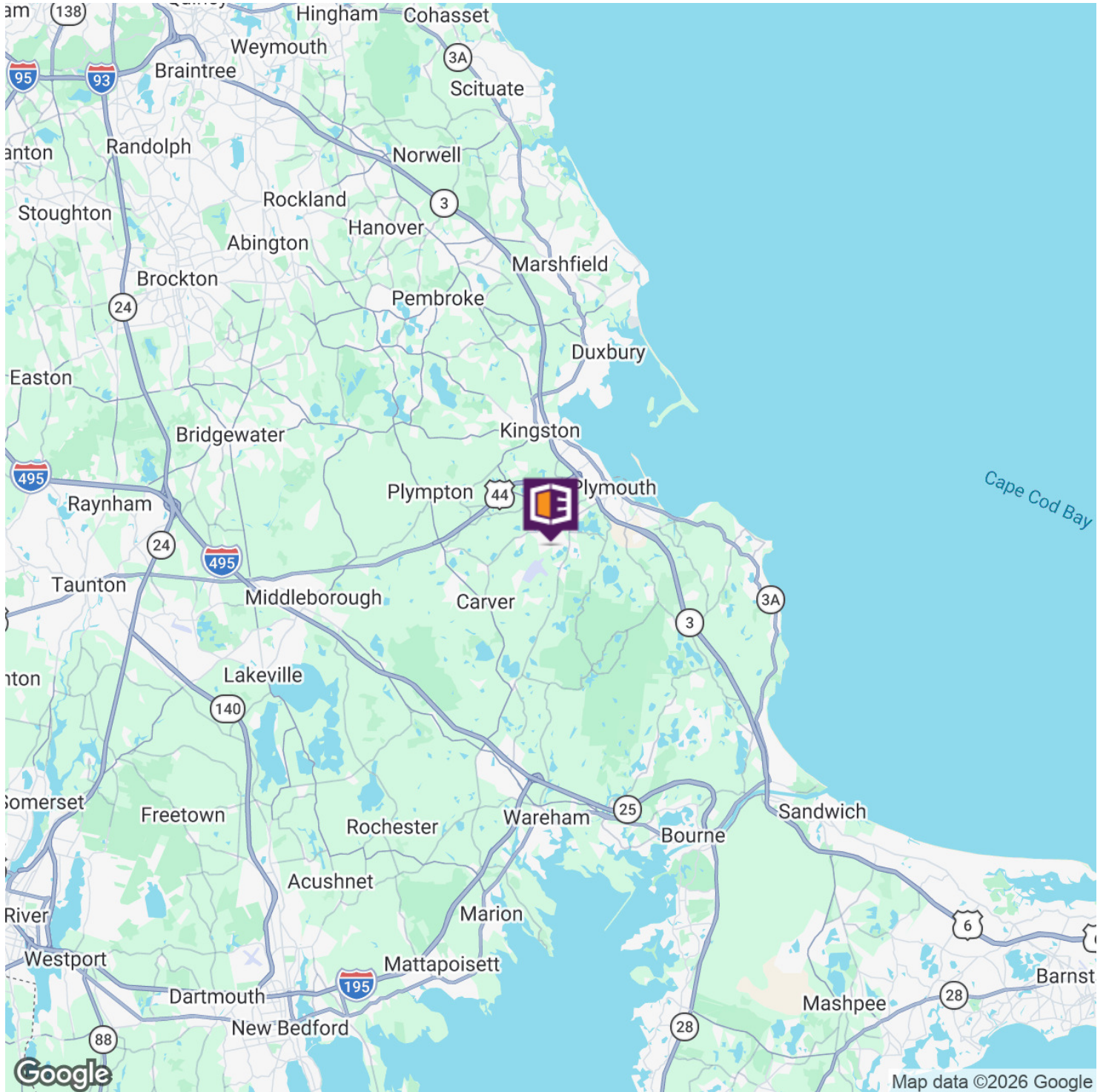
Permits: 08.10.2024

Sheet:  
**A1**

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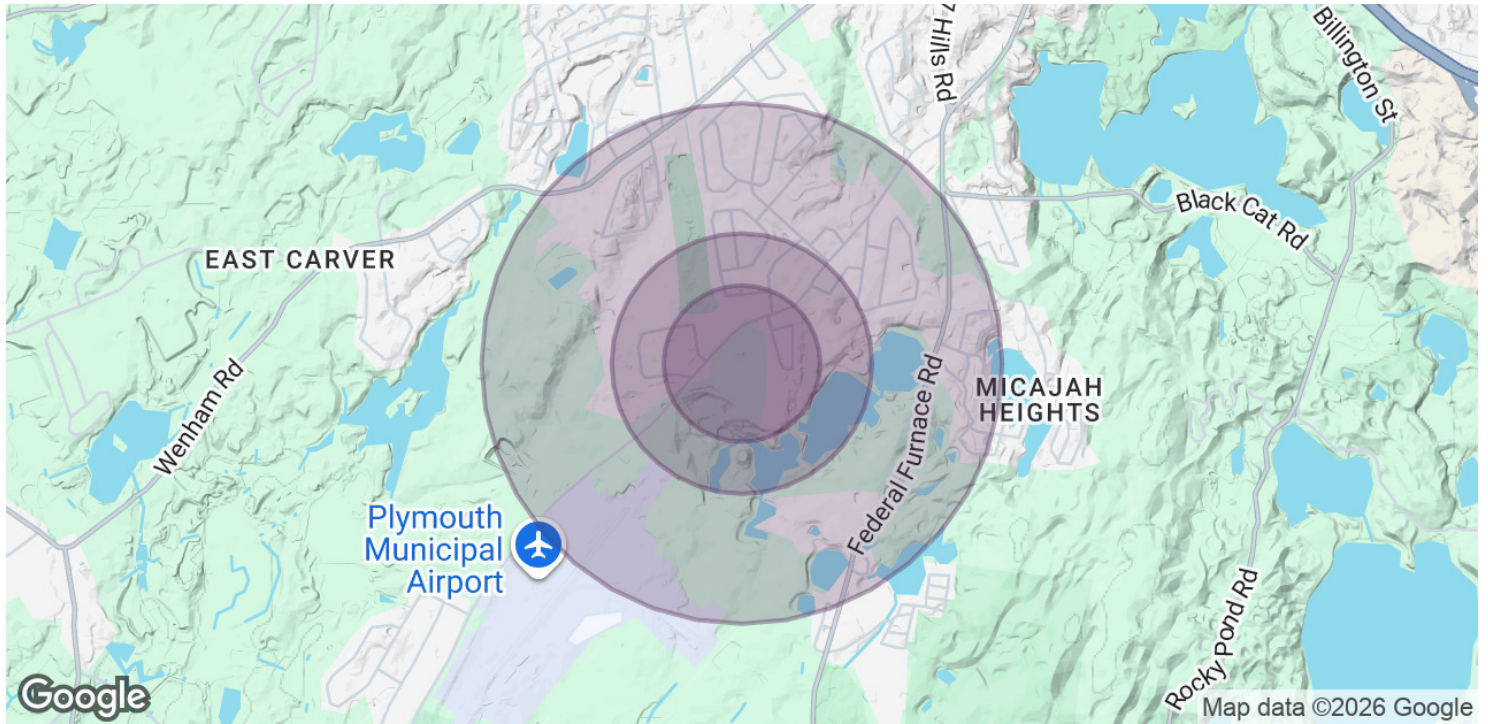
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	239	780	3,275
Average Age	50.0	48.3	47.9
Average Age (Male)	46.5	44.5	44.5
Average Age (Female)	50.8	49.1	48.9

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	92	295	1,254
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$135,358	\$136,093	\$134,079
Average House Value	\$437,004	\$443,646	\$442,347

2023 American Community Survey (ACS)